

NEWARK LIBRARY

Newark Housing Authority
Annual report 1992-1993



"Building Quality In Housing Through Partnership"

H. J. ...
NEWARK ...



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*Grand Opening
May 5, 1994*

Newark Housing Authority
Annual report 1992-1993

M. J. DOCUMENTS
NEWARK LIBRARY

NNS-0189
#9 1 of 2 docs



PROGRESS REPORT

1992 - 1993

"Building Quality in Housing Through Partnership"





**The Newark Housing Authority
was created in 1937 by the
Federal Housing Act.**

**Its stated mission is to provide
the people of the city of Newark
with decent, safe, low-cost,
quality housing.**

MESSAGE OF CHAIRPERSON OF BOARD OF COMMISSIONERS

Building Hope for the Future

A

system is only as good as its components and I am pleased to commend Executive Director Harold Lucas for developing the components for what has become a very finely tuned system.

In his brief tenure he has:

- reorganized and streamlined daily functions;
- succeeded in getting many diversified groups to become partners with the NHA and move in one direction — forward;
- made the NHA more responsive to the residents we serve, to the community in which we live, and to the agencies that provide our funding;
- and, most significantly, he got us off HUD's "troubled list."



Completing any one or two of these feats would be considered momentous.

To accomplish all of them — and to do it in the first 18 months on the job — is phenomenal. This unprecedented achievement is a perfect manifestation of his extraordinary leadership.

We're off to a great start, but as Robert Frost wrote: "But I (we) have promises to keep and miles to go before we sleep."

Gloria L. Cartwright

Gloria L. Cartwright

Chairperson, NHA Board of Commissioners

Building Quality in Housing



It takes more than mortar and brick to build quality in housing.

It takes people working together — people who are committed to, and believe in, making the NHA a part of the community as opposed to keeping it apart from the community.

Through its unique partnership arrangements with the public and private sectors, with employees and residents, and with all levels of government, the NHA has moved dynamically to change both the perception and the viability of the agency.

By forming a partnership with its residents:

the NHA has stressed mutual responsibility and worked closely with tenants in improving maintenance programs. The partnership has also declared war on drugs.

By forming a partnership with its employees:

the NHA has created a successful apprenticeship program, implemented and improved training programs, and established recognition programs to acknowledge outstanding work and longevity.

By forming a partnership with its various unions:

the NHA has successfully negotiated contract agreements and improved employee productivity.

And by forming a partnership with the private

sector and the federal, state, and local governments: the NHA has been able to finance construction projects and secure grants for major restoration, rehabilitation, and remodeling programs.



The partnerships are working. The results are more efficient and effective delivery of services, increased hope by the residents, and enhanced employee morale.

This is perhaps the most productive time in the history of the Newark Housing Authority. And I'm very proud to say that our single most important accomplishment has been getting off HUD's "trouble agency list."

For the first time since the U.S. Department of Housing and Urban Development set up its national scorecard in the late 1970s, the NHA received a passing mark and was judged capable of managing its own affairs.

That could not be accomplished if we weren't working together — building quality in housing through partnership.

Harold Lucas
Executive Director

A New Beginning



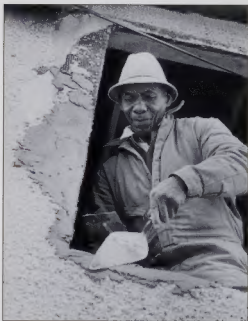
he Newark Housing Authority is in a construction boom.

- In late 1992, ground was broken for 100 new townhouses in the South and Central Wards; these are now occupied.
- In early 1993, a second project — this one for 124 townhouses in the Central Ward — was launched.
- Also, a private development of 42 townhouses in the North Ward was acquired, restored, and occupied.
- Construction has begun on 393 more townhouses in the West, Central, and North Wards.
- The Christopher Columbus Homes in the Central Ward are being demolished so more townhouses can be built at that site.

The financial community's renewed faith in the ability of the Authority to successfully complete new building projects in a timely and cost-effective manner will make it possible for the NHA to fulfill its commitment to build 1,777 new housing units within the next several years.



Mayor Sharpe James, center, and Newark Housing Authority officials launch the Newark Housing Authority's series of construction projects. Joining in the ground breaking ceremonies for 100 townhouses in the South and Central Wards, from left, are: NHA Executive Director Harold Lucas and NHA Commissioners Wilnora Holman, Gloria L. Cartwright, and Rolando Velazquez.



(Top) Newark's skyline presents picturesque background as new housing is constructed in foreground. (Left) A mason puts finishing touches around a window frame. (Below) A crane lowers a townhouse unit onto a foundation.



Upgrading Existing Properties

Newark is America's Renaissance City, and the Newark Housing Authority — the eighth largest in the nation — is enjoying a renaissance which is reflected in a growing sense of pride within the entire NHA family.

The Authority recently received a \$50 million grant from the U.S. Department of Housing and Urban Development to refurbish the 40-year-old Archbishop Thomas J. Walsh Homes. Part of the grant will be used for an economic development component to provide job training, literacy, and other programs for its tenants and residents in the surrounding community.

As a result of the special partnership arrangement with its residents, the Authority has developed a five-year, \$200 million capital improvement program to modernize apartments and upgrade and replace major building systems throughout the properties.

This program began with a \$50 million HUD grant which was used for major renovations at some 20 locations. These included restoring facades, replacing roofs, upgrading electrical systems, and repaving roadways and playgrounds.



Henry Cisneros, left, Secretary of the U.S. Department of Housing and Urban Development, presents the Newark Housing Authority with a \$50 million grant to repair and remodel the Archbishop Thomas J. Walsh Homes. With him, from left, are: Rep. Robert Menendez (D. 13th District), who supported the NHA's application for the grant, NHA Chairperson Gloria L. Cartwright, and NHA Executive Director Harold Lucas.



(Top: A view of a tall, old boiler in the average age of the NHA, 35 years old, and in need to approximately 13 years old, and was a a direct result in the number of no heat complaints)

(Below) A worker restores the facade on one of the units



Resident Initiatives

The Newark Housing Authority has developed several programs to foster self-reliance and career development among its residents. At the same time, the Authority has enhanced its maintenance program without costs going through the roof.

Some residents are hired for temporary programs such as Partners in Pride to do routine maintenance. Others are enrolled in a pre-apprentice program sponsored in partnership with local labor. The program employs residents on a temporary basis, trains them in painting and tile setting, and provides the stepping stones necessary for them to get into an apprentice program.

Many more residents work as volunteers—simply because they can. Because of their confidence in the NHA's new leadership, the residents have made progress in addressing and resolving many of their concerns. Consequently, a newly found pride in the NHA family is beginning to emerge and blossom in a progressive environment.



(Top) A resident in the pre-apprentice painting program.
(Right) Residents in a career development program.

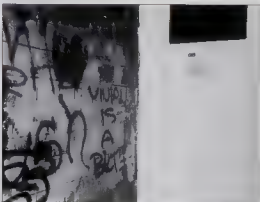


A group of resident workers in the Partners in Pride program. Each employs residents in volunteer activities that work

A resident applies an anti-graffiti coating to a wall, a common job on



Walls in the city are the effect of the



Improving the Quality of Life

The safety and well being of its residents is a primary concern of the Newark Housing Authority. Efforts to improve the Authority's performance in these areas reflect the continuing dialogue between management and the residents.

Security has been enhanced by making structural changes at the properties, installing limited access systems in the buildings, issuing identification cards to the residents, and implementing more patrols. In addition, residents from all sites attended safety seminars sponsored by the Authority and conducted by the Newark Police Department's Crime Prevention Unit.

A 33-foot pediatric health mobile unit visits various sites regularly to provide preventive and acute care for children and offer education and counseling for parents. The Authority, in conjunction with the Newark Tenants Council, also sponsors child care centers, health fairs, and other programs to promote nutrition and good health.



During a campaign stop, Vice Presidential Candidate Al Gore complimented the Newark Children's Health Project—the result of a partnership between the NHA, the University of Medicine and Dentistry of New Jersey, and the City of Newark's Department of Health and Human Services. Staffed with health care personnel from UMDNJ, the 33-foot pediatric mobile unit visits many sites to provide care for children and health education and counseling to families.



(Top left) Former NHA Chairperson Ida Clark uses the new card-access system at the Scudder Homes Elderly. The limited access system prevents unauthorized personnel from entering the building. (Below) A volunteer takes a resident's blood pressure at a health fair.



Executive Director Harold Lucas discusses safety issues with residents during one of his frequent visits to the NHA's properties.



The Newark Housing Authority has used special Drug Elimination Grants from the U.S. Department of Housing and Urban Development to enhance security and rid common areas of non-residents who may be engaged in drug trafficking. This included making physical improvements — such as fences and additional lighting — and installing card access systems for residents.

The NHA targets illegal drug trafficking through tenant identification cards, police patrols, a vigorous lease enforcement of anti-drug laws, and tenant surveillance which provides opportunities for resident employment. Dozens of people have been arrested for drug violations and, in a precedent setting case, three residents were evicted prior to criminal conviction for substantial involvement in maintaining a drug-related environment.

By interfacing with the community, developing recreational activities like basketball teams for children aged 8 to 16, and getting more parental involvement on a number of levels, the NHA hopes to reduce and eliminate drug-related activities on Authority properties.

Opposite page: These two basketball teams represented the NHA and competed against teams from 10 other housing authorities in the Annual New Jersey Drug Elimination Basketball Tournament. The NHA sponsors recreational activities and conducts tutorial assistance and drug prevention and education classes as an alternative to the drug culture. It also has improved security measures at many sites and is working with local law enforcement agencies to fight drug-related activities.



More Effective and Efficient Operations

The Newark Housing Authority reorganized its management and modernized its computer system to enhance operations.

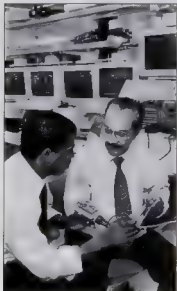
Two new Assistant Executive Director positions—one for administration and the other for programs—were established to manage diverse operations and departments. In addition, competent, dependable department heads were named to supervise daily activities. As a result, an effective management team has been established and has worked with employees in building a close-knit partnership.

The operational efficiency and productivity of the Authority was greatly improved by the new computer system. All sites are now interconnected and share files and resources. Work previously done manually is now done automatically.

Reports for the U.S. Department of Housing and Urban Development are now completed thoroughly and on time. Cost estimates for modernization projects are available before work starts. Duplicate record keeping has been eliminated.

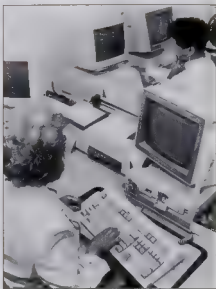
Up-to-the-minute information is available on tenant transfers and the Authority's waiting list. The Authority purged its waiting list from 8,000 to 2,000 and opened it for the first time since 1987.

The computer system also improved finances. Rental collection rose from 86 to 99 percent. Check processing time was reduced from five to two days. Accounting records are now closed out in 15 days instead of two months.



System analysts Jacob Moenathathit right, and Jihad Saleem test a cable connection on the NHA's modernized computer system.

Opposite page (Top) Allen Bryon files away one of the NHA's data processing tapes. (Left) Evan Lee enters more information into the computer. (Right) The upgraded computer system enables Sandra Miller, left, and Kim Worthington to complete reports more quickly.



Personnel With Heart

The heart of every organization is its personnel, and the hearts of many Newark Housing Authority employees are close to home.

Nearly 14 percent of the NHA's 1,000 employees are residents. Additional residents are hired for part-time or temporary programs throughout the year.

The Authority provides vocational training and sponsors other programs to help employees improve skills. It also has several programs which recognize employees for outstanding work and longevity.

By demonstrating and practicing effective and caring leadership, the Authority has developed a new spirit of cooperation with its employees. This, in turn, has created positive relationships with residents.

(Opposite page: Top two) Housing managers and maintenance superintendents display their certificates for completing a six-week training program designed to improve the quality of services and create a more efficient and cost-effective maintenance system. (Left, Curtis Grayson, left, and Levi Bobannon, right, of NHA's Personnel Department, provide job information to students at a job fair. (Right, Peter Santos, of the Division of Family Services, gives some personalized tee-ball instruction.



Some of the 46 employees — with a combined total of nearly 750 years of service — honored at an annual recognition program that cites employees reaching multiples of five years of employment with the NHA.



Working With Youth

The Newark Housing Authority takes an active interest in the development of its young residents. In addition to taking steps to help keep drugs out of the NHA's communities, the Authority sponsors scouting and recreational programs.

It also has established a scholarship program to encourage students to stay in school and continue their education. Since 1988, the NHA Scholarship Foundation has donated nearly \$125,000 in scholarships or book stipends to more than 80 NHA young residents.

This program was recently expanded to include a 10-week summer internship program designed to give students hands-on experience in their course of study, if possible, and to strengthen other development skills. To augment the program, interns attend workshops on telephone etiquette, interviewing skills, dressing for success, and how to stay motivated.

The Soweto Academy at Archbishop Thomas J. Walsh Homes is another example of the Authority's concern for its youth. Established a few years ago as an initiative of the NHA and the Rutgers Cooperative Extension Service, the after-school program has trained parents and other adults to teach children at the NHA complex. As a result, the children have excelled on standardized achievement tests.



Executive Director Harold Lucas watches scouts line up their Pinewood Derby race

APR

Reverent youth of the Newark Housing Authority join in the annual Puerto Rico Day parade



Below left: Executive Director Harold I. Lucas with one of the tenants who received aid from the NHA Scholarship Foundation. Right: A group of students benefitted by the NHA summer scholarship program

Below right: A teacher read to a group of youngsters in a day center



A Partner With the Community

Besides developing and sponsoring programs for its residents, the Newark Housing Authority has also been an active partner with the Newark community.

NHA employees have been involved with many programs, including the annual Adopt-a-Child appeal, in cooperation with the Newark Tenants Council, during the Christmas holidays and have raised nearly \$40,000 in the past two years for the Public Employees Charitable Campaign.

Employees and residents have joined together in numerous functions ranging from marching in several parades to forming the Voices of Hope Mass Choir which has performed at civic functions throughout the city.

The NHA has also worked with the clergy of Newark in developing an Adopt a Complex program. Some 12 churches throughout the city have established outreach programs to NHA residents of all ages. These include adult education, scouts, youth mentoring, AIDS ministry, women's employment network, and senior citizen transportation.



Residents and tenants formed the NHA's Voices of Hope Mass Choir which has performed at several functions throughout the city during the past two years.



Executive Director Harold P. ...
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The Newark Housing Authority is played a major role in the parade, as it did in the Columbus Day Parade. (Photo courtesy of the Italian Tribune News)



A little girl ...
 ... a ...
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 ... the ...

MHA Commissioners and Administrative Staff

Board of Commissioners

Gloria L. Cartwright, *Chairperson*
 Wiltona Holman, *Vice Chairperson*
 Doris McCray-Crank, *Treasurer*
 Terry L. Pringle, *Commissioner*
 Evelyn Robinson, *Commissioner*
 Zinnerford Smith, *Commissioner*
 Raulondo Velazquez, *Commissioner*

Administrative Staff

Harold Lucas, *Executive Director*
 Johnson Abraham, *Assistant Executive Director Administration*
 Robert Graham, *Assistant Executive Director Programs*
 Frank Armour, *General Counsel*
 David D. Baker, *Director Finance*
 Anthony Barroqueiro, *Director Housing Management*
 Joseph Bianco, *Director Redevelopment*
 Tyrone Harley, *Director Modernization*
 Joseph Menela, *Director Personnel*
 Harry Robinson, *Director Public Information*
 Vernita Sias-Hill, *Director Administration Department*

Board of Commissioners



Gloria L. Cartwright



Wiltona Holman



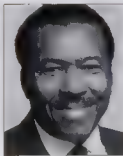
Doris McCray-Crank



Terry L. Pringle



Evelyn Robinson



Zinnerford Smith



Raulondo Velazquez

COMBINED BALANCE SHEETS

Fiscal Years Ending on March 31, 1993 and 1992

ASSETS	March 31, 1993	March 31, 1992
Cash	\$2,139,969	\$ 820,162
Restricted cash and short term investments	—	7,715,097
HUD Annual contributions receivable and other debt amortization fund	7,163,202	14,001,878
Accounts receivable		
Cost incurred in excess of requisitions		
City of Newark	1,048,011	1,215,801
HUD	10,126,107	7,767,774
Tenants	2,020,979	2,322,925
Other	3,027,447	889,602
Investments	24,162,932	46,865,806
Funds held by fiscal agents	8,054,865	—
Inventory	746,413	603,814
Prepaid expenses and deferred charges	1,014,066	447,099
Development and project costs and land, structures and equipment	756,389,868	744,013,067
TOTAL ASSETS	\$815,893,859	\$828,663,025
LIABILITIES AND CAPITAL		
Accounts payable		
HUD	\$ 333,355	\$ 405,005
Vendors	2,138,575	2,334,692
Other	338,160	251,277
Accrued liabilities	1,250,005	332,708
Deferred credits	522,182	—
Project notes payable	—	149,156,982
Project notes payable - non - HUD	—	2,104,809
Bonds payable	—	56,562,154
Fixed liabilities	200,741,487	—
TOTAL LIABILITIES	218,467,009	2,142,3974
CAPITAL	597,426,850	601,239,051
TOTAL LIABILITIES AND CAPITAL	\$815,893,859	\$828,663,025



NHA Executive Director Harold Lucas and HUD Secretary Henry Cisneros



**The Newark Housing Authority
is committed to quality housing.**

**In 1994 and beyond, NHA
will continue to be active in urban
renewal and in building new low-income
housing units for Newark residents.**





MUSIC *Chopin: Piano Concerto No. 1 in E-flat major, Op. 11, No. 1* **NEWARK**

107 Gateway Center
 Mountain View, California 94035
 650-460-1100
 www.merced.com

NEWARK HOUSING AUTHORITY STAFF

Gloria Currey-Williams

Executive Director's Office

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Carolyn Reese
Chief of Family Services
Newark Housing Authority
24-38 Lock Street
Newark, NJ 07103

Hollis Rodgers
Family Services
Newark Housing Authority
24-38 Lock Street
Newark, NJ 07103

Delmore Washington
Family Services
Newark, Housing Authority
24-38 Lock Street
Newark, NJ 07103

Delores Warren
Family Services
Bradley Court Manager's Office
46 North Munn Avenue
Newark, NJ 07106

Olufemi Olawale
Family Services
Seth Boyden Elderly
Manager's Off.
27 Foster Street
Newark, NJ 07114

Ansara Id'Deen
Family Services
Bradley Court Elderly
Manager's Office
27 Foster Street
Newark, NJ 07114

Catherine Todd
Family Services
Stella Wright Manager's Office
159 Spruce Street
Newark, NJ 07108

HOUSING AUTHORITY OF THE CITY OF NEWARK

M E M O R A N D U M

NEWARK HOUSING AUTHORITY LIBRARY PROGRAM

1. BAXTER TERRACE

202 Orange Street, Newark, NJ 07103

Annette Harvey, Library Site Manager

206 Orange Street Apt. 3A

Newark, NJ 07103

(201)623-0423 (H)

(201)877-2300 (W)

Wendon Grady, Jr., Library Site Manager

212 Orange Street Apt. 3B

Newark, NJ 07103

(201)642-8055

Louise Williams, Tenant President (201)622-0322 (H)

218 Orange Street Apt. 2B

(201)430-3894 (O)

Newark, NJ 07103

Jerry Johnson, Manager

(201)430-2672(O)

Baxter Terrace

25 Summit Street

Newark, NJ 07103

2. SETH BOYDEN ELDERLY

27 Foster Street, Newark, NJ 07114

Catherine Greer, Library Site Manager

120 Dayton Street Apt. 3K

Newark, NJ 07114

(201)596-1007

James Young, Manager

(201)430-2701 (O)

Seth Boyden Elderly

27 Foster Street

Newark, NJ 07114

Lavern Clark, Tenant President

130 Dayton Street Apt. 8D

Newark, NJ 07114

3. JAMES C. WHITE MANOR
516 Bergen Street, Newark, NJ 07108

Susan Wilkins, Library Site Manager
516 Bergen Street Apt. 9H
Newark, NJ 07108
(201)643-1183

Willie Edwards, Manager (201)242-8258 (O)
James C, White Manor
516-518 Bergen Street
Newark, NJ 07108

Wilnora Holman, Tenant President (201)824-4694 (H)
516 Bergen Street Apt. 4R
Newark, NJ 07108

Mabel King, Vice President
516 Bergen Street Apt. 2 S
Newark, NJ 07108

4. SOUL-O-HOUSE- STELLA WRIGHT HOMES
178 Prince Street, Newark, NJ 07108

Danetta Ray, Library Site Manager
280 Prince Street Apt. 5D
Newark, NJ 07108
(201)645-9002

Edna Thomas, Director (201)643-3888/3889(O)
Soul-O-House (201)643-4142 (H)
P.O. Box 3278
Newark, NJ 07103

Alice Culpepper, Manager (201)430-2643 (O)
Stella Wright Homes
159 Spruce Street
Newark, NJ 07108

Lynn King, Manager (201)430-2780 (O)
Stella Wright Homes
159 Spruce Street
Newark, NJ 07108

Movena Ross, Tenant President
254 Prince Street Apt. 6F
Newark, NJ 07108

5. BRADLEY COURT

46 North Munn Avenue, Newark, NJ 07106

Otto Manuel
82 North Munn Avenue Apt. 1
Newark, NJ 07106
(201)373-5669
(201)372-3249

Brenda Moore, Manager (201)430-2778/2680 (O)
Bradley Court
46 North Munn Avenue
Newark, NJ 07106

Mary Carter, Tenant President (201)372-2071 (H)
50 North Munn Avenue Apt. 10
Newark, NJ 07106

NEWARK PUBLIC LIBRARY STAFF

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Project Director
201)733-7730

Mary Teasley
Library Site Coordinator
(201)733-7735

Dolores Moses
Library Site Coordinator
(201)733-7735



DOCUMENT
3-28-88
1-1-88

HOUSING AUTHORITY OF THE CITY OF NEWARK READING SATELLITE CENTERS

FACT SHEET

Five (5) Sites

Baxter Terrace (family); Bradley Court (family); James C. White Manor (senior); Seth Boyden Elderly (senior); and Soul-O-House (drug rehabilitation program at the Stella Wright Homes site).

Size

Baxter Terrace is the largest site with four computer terminals; four handcrafted modular table units; hand-made book shelves for more than 2,000 books. Each of the other sites will have one computer terminal and all will have a television/VCR unit.

All computers are connected to the Newark Public Library's mainframe. Each site will feature daily newspapers, periodicals, encyclopedias, literacy books, recreational books, multi-cultural books, Afro-American literature, fiction and nonfiction books.

Needs Assessment

A resident survey was conducted to ascertain what types of books would be appropriate for their population.

Special Programs

A G.E.D. program is to be initiated as well as a literacy program.

Staff Training

Two librarians from the Newark Public Library trained six Newark Housing Authority residents to be full-time librarian site managers, providing them with the requisite computer training.

"Building Quality in Housing Through Partnership"

BAXTER TERRACE LIBRARY ROOM GRAND OPENING

CONGRESSIONAL REPRESENTATIVES

- | | <u>REPRESENTATIVE</u> | |
|---|---|---|
| 1. Honorable Frank Lautenberg
United States Senate | Monica Slater
Special Assistant | <i>present</i> |
| 2. Honorable William Bradley
United States Senate | Edward Deveau
Special Assistant | <i>present</i> |
| 3. Honorable Donald Payne
United States House of Representatives | Richard Higgins
Special Assistant | <i>Louis Copeland</i>
<i>present</i> |

Mary Rose for Newark Times Herald

5 sites - 1

APR 7 1994

REV. C. JAMES SEAY

N.J. DOCUMENTS
NEWARK LIBRARY

Newark Housing Authority Executive Director Harold Lucas, left, and Ralph Serpe, president of the Kemco Development Group, review plans for 394 public housing townhouses during groundbreaking ceremonies at North 3th Street.

Townhouse kickoff furthers effort to remake Newark public housing

By BARRY CARTER

in the initial months of the program.

We are standing here today saluting this groundbreaking because the community cared enough to come together to demand new housing to be built," said Stephen Finn, executive director of the coalition.

He added housing advocates hope the project "will mark the beginning of a very successful year to bring the development of all promised replacement housing closer to completion.

The groundbreaking, held in the West Ward on North 13th Street, came a month after the housing authority demolished four of eight highrises at the decrepit Columbus Homes. It marked the third reconstruction start on townhouse projects in 18 months by the housing authority. Currently there are 659 units under contract, and 199 more are slated to get under way this year.

Isn't that great? NHA Commissioner Gloria Cartwright asked. I believe we must be doing something right.

The \$20 million project, financed through the New Jersey

Housing and Mortgage Finance Agency, is being built by Kemco Development Group of Newark.

If completed as planned in June 1995, more than 600 townhouse units in the Crotona, East and West Wards and 37 in the North Ward.

Newark Mayor Shabazz James said the housing authority is building in every ward of the city and the best

part is that it doesn't look like public housing.

"It looks the same as market-rate housing," James said. People are coming by and saying, 'Can I buy them? They don't believe it's public housing.

Newark Housing Authority continued a push to redevelop public housing here yesterday by initiating construction of 394 new townhouse units.

The units of new housing, scattered among the city's four wards of the city, have been designed to be the same can and will be an asset to the community. NHA Executive Director Harold Lucas said during a ground-breaking ceremony.

By incorporating the proper densities and building in every ward, we are doing all we can so that residents will have a bigger stake in the housing, and will strive work to make the neighborhoods better," Lucas

Construction of the townhouses stems from a federal agreement obligating the housing authority to build 1,000 new townhouse units by the year 2000. The agreement was signed by the federal government and the NHA in 1991. The agreement called for the NHA to build 1,000 new townhouse units by the year 2000. The agreement called for the NHA to build 1,000 new townhouse units by the year 2000. The agreement called for the NHA to build 1,000 new townhouse units by the year 2000.

... who also is a state senator ... said he wants security, dedicated maintenance, good management and screening commensurate with rules and regulations for the units. He said the

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... who also is a state senator ... said he wants security, dedicated maintenance, good management and screening commensurate with rules and regulations for the units. He said the

North Ward Councilman Anthony

can no also emphasized tenant responsibility saying the housing authority should seek tenants who want to be fully integrated into the community.

He stated residents must realize the development is not a housing project. "It's your home," he said.

THE STAR-LEDGER, Tuesday, March 30, 1993

U.S. grant to let Newark library establish satellites at housing complexes

By TERRY P. GUESS

The Newark Housing Authority and the city's public library yesterday were awarded a grant by the U.S. Department of Housing and Urban Development to establish satellite libraries at five public housing complexes.

The announcement of the \$500,000 grant was made during a ceremony at the Baxter Terrace apartments, one of the proposed sites.

"The need for special library services to public housing residents has been well established," said Harold Lucas, executive director of the housing authority.

"Several national and regional research studies have shown that public housing residents are often physically, economically and socially isolated from their surroundings and may not easily avail themselves of valuable services. The best way to address this longstanding need was to take the library to the people by setting up library resource and service centers at selected housing sites," he added.

In addition to Baxter Terrace, library resource centers

are to open at Bradley Court, Seth Boyden, James C. White Manor and the Soul-O-House at Stella Wright Homes.

Housing authority commissioner Gloria Cartwright said they were chosen because of "demonstrated need and interest on the part of residents, strong tenant leadership, available space and location."

Library director Alex Boyd said the centers, which may open as early as September, will serve three demographic groups - senior citizens, youth and families and recovering youthful substance abusers.

He said each center will have specific materials provided for its target population and will house general, recreational and life-skill materials. The libraries will also provide a full range of paperbacks, magazines, fiction and non-fiction books.

\$500,000 to bring literacy resources to five sites

Boyd said a broad array of modern technological resources, including film and video projectors, tape recorders, videocassette players, video monitors and computer stations will be made available, and the centers will be linked to other Newark Public Library facilities.

Rep. Donald Payne (D-10th Dist.), who announced the grant, said the housing authority-library project is unique, adding that such interagency cooperation "is the best way to utilize each others' resources."

"It just makes sense to take people who know how to deal with literacy and education together with people who deal with the quality of life," said Payne. "Our most valuable possessions are young people, and we have the responsibility to give them the opportunity to have a better life."

Under the program, public library staff will train, supervise and support on-site managers. The library director said responsibility for the program will gradually be transferred to administrators of the public housing complexes.

Proclaiming April "Newark's Have a Right to Read Month" at the ceremony, East Ward Councilman Henry Martinez said "reading is a right, not a privilege" and that citizens will be encouraged to "voluntarily get involved in reading in efforts to remove the stigma of illiteracy."

Boyd added, "It is our hope that these centers would educate the residents of the housing complexes about the wealth of resources and services available through the public library system and encourage the residents to visit and utilize their neighborhood branch and main library facilities."

Louise Williams, president of the Baxter Terrace Tenants Association, said she was "excited" about the program, which would "enhance the community, uplift the youth and bond the youngsters with senior citizens."

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STARTING OVER

Newark returns to '88 townhouse project

By BARRY CARTER

It was deja vu at a tract in Newark's Central Ward where public housing townhouse construction was initiated in 1988—a year after several high-rises were demolished with great fanfare—but this time housing officials vowed the project would be completed.

Construction began anew yesterday on townhouses at Scudder Homes, where dozens of under-construction units were destroyed in a heavy windstorm and went uncompleted as the project bogged down in legal action between the general contractor and the Newark Housing Authority.

At yesterday's ground-breaking ceremony for 150 units, NHA Executive Director Harold Lucas noted the failed project had led to sharp public criticism of the agency.

"Let me assure you, as we stand gathered here today, that such a situation will never again occur at the NHA, and let today's ceremony not only permanently put to rest any negative past perceptions, but be representative of the current achievements of the NHA," Lucas said.

In 1987 and 1988, the housing authority demolished 800 vacant high-rise apartments at Scudder and contracted for the construction of 101 townhouses by City Construction of Jersey City.

After the windstorm knocked down the uncompleted units during long-delayed construction, the NHA halted the project and charged City Construction with default of contract, alleging that the work was shoddy and behind schedule.

The current \$29.2 million project is scheduled for com-

pletion in the summer of 1995. As part of the project, an additional 40 units are to be built in the East Ward.

Yesterday's construction start was the fourth in 18 months for the housing authority. Two weeks ago, ground was broken for 194 townhouse units in the North and West wards.

"Can you believe it?" asked Gloria Cartwright, chairwoman of the housing authority board. "The housing authority continues to make unbelievable strides."

Public housing residents at the ceremony were hopeful the Scudder townhouse construction would go as planned this time.

Lorraine Williams, a resident of the complex, said she is to lease one of the units when they are completed.

"I've been here for 21 years, and its time for change," she said.

Ida Clark, a resident of Scudder Homes Elderly and a former NHA commissioner, said she was happy to see the construction restart. She was a board member during the early stages of the failed project.

"It seems we are beginning to realize our dreams," Clark said. "We're in a new day, with a new administration, and better days are coming, and I thank God for it."

Newark Mayor Sharpe James praised Lucas for getting public housing built throughout the city and stated the townhouses will add to the revitalization of the Central Ward.

Central Ward Councilman George Branch called his district the fastest growing section of the city. He added "there is more on the drawing board for this ward."

Construction of the townhouses are required under a



Ground is broken for townhouses as the remaining Scudder Homes high-rises loom in the background

federal court agreement mandating the housing authority build 1,771 units to replace apartments destroyed under a high-rise demolition program in the late 1980s.

The agreement was reached following a 1986 lawsuit by the Newark Coalition for Low Income Housing that prevented the authority from demolishing additional high-rises until replacement units were built.

Stephen Finn, executive director of the coalition, said,

"The coalition's vigilance in enforcing the settlement agreement has led to construction of new housing on the site which for several years has marked the past failures of the NHA to build housing in a quality and competent manner," Finn said.

"The coalition will use all its resources to monitor the NHA's construction program to ensure that the mistakes of the past are not repeated," he added.

NEWARK THIS WEEK

MONDAY, APRIL 5, 1993

Project literacy

Resource centers opening at five housing complexes

By REGGIE GARRETT

The Baxter Terrace housing complex, named after the first African-American school principal in New Jersey, will serve as the "hub" for five new public housing literacy facilities.

The Newark Public Library and the Newark Housing Authority (NHA) have received a \$500,000 grant from the U.S. Department of Housing and Urban Development (HUD) to begin establishing the resource centers.

Library and NHA officials said the centers at Baxter Terrace, Seth Boyden, Bradley Court, Soul-O-House at Scudder Homes and the James C. White Manor will be open by September.

ber.

Presently, the learning centers are in the "architectural stages," said the NHA's Harold Lucas, executive director.

Bringing educational resources closer to public housing residents will help decrease tenant associations with drug activity, Lucas said.

"I don't think law enforcement agencies are going to have a chance, unless we get some education to our children in our complexes," said Lucas. "Catching them is one thing, but it's another thing for them to understand."

As part of the attempt to provide more productive outlets for tenants,

each center will have specific materials for target populations.

Baxter Terrace and Bradley Court will be used as family and youth centers; the James C. White Manor and Seth Boyden will target senior citizens; and Soul-O-House will focus on the recovering young substance abuser.

Louise Williams, president of the Baxter Terrace Tenants Association, and Terrie Burford, vice president, both agreed that the project is a first step to educate young and old alike.

"This has been needed for a long time. It's our first step to capturing everybody," said Williams.

Williams, who has been president of the tenants association for one year, said all tenants—children, middle-aged residents and senior citizens—will benefit from the project.

The late James Baxter, a Newark educator in the early part of the century for whom the complex is named, was a strong proponent of reading and education.

Over the years, however, the importance of literacy has steadily decreased at the complex named in his honor, Burford said.

"This will bring reading back to Baxter," she asserted.

Baxter Terrace was selected, along with the four other public housing locations, for several reasons, said Dr. Alex Boyd, the director of the Newark Public Library.

Boyd said the small, self-contained library rooms will enhance the lives of families, reflect the interest of residents and maintain the needs of the tenants.

"We are committed to making this project a great success," said Boyd, adding that the project needs the support of "resourceful" community-minded people.

In announcing the program last Monday, Boyd and Lucas were joined by Mayor Sharpe James, Rep. Donald Payne (D-10th Dist.), Central Ward Councilman George Branch and East Ward Councilman Henry Martinez.

Payne, a member of the House

Centers opening at 5 housing sites

Continued from N1

Education and Labor Committee, has taken an active role in the project, lobbying for funds along with Sens. Bill Bradley and Frank Lautenberg, both New Jersey Democrats.

Payne appealed for funding in 1981 to the subcommittee on veterans administration, the Department of Housing and Urban Development, and independent agencies.

The funds subsequently were appropriated by the House to bring literacy programs to Newark later that year.

Payne said his colleagues in Washington initially felt that the \$500,000 request was too much for literacy programs.

"This is a one-of-a-kind program. Nothing like this is going on anywhere else in the U.S.," Payne said, calling the partnership a prime example of the city utilizing its resources.

Throughout history, the "sup-

pressed" African-American has been denied his or her literacy, James said.

Newark's emphasis on literacy, he said, is like the light at the end of a tunnel.

"Knowledge is power; knowledge will enable you to get a better job," James told the 50 residents attending the ceremony in the Baxter Terrace recreation center.

Increased education will lead people to better jobs, and better jobs will lead to "more pay," the mayor said.

Each center will be stocked with a variety of paperbacks, magazines, and fiction and non-fiction books.

The selection will meet the educational needs of the target groups and will be staffed by on-site resident managers who will act as liaisons between the host complex and the Newark Public Library.

Staff librarians will train, supervise and support the resident managers assigned to each site by ordering

materials and evaluating program activities.

Wilma Grey, assistant director for community services at the library, said the five sites will "supplement," not replace, the on-going activities at the public library.

Centers also will be equipped with modern technological resources, including film, video projectors, tape recorders, videocassette players, computer stations and video stations.

Branch said the libraries will be an asset to the community if the money is utilized properly.

"You can have all the money in the world, but you have to be able to put it to work," said Branch.

Lucas concluded the 30-minute ceremony by noting the "good feeling" of having so many employees from Newark remain in the city to help improve the quality of life for the next generation.

"Only by us are we going to improve us," he said.
